173.A	0001	0128.3	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	358,700 /	358,700
USE VALUE:	358,700 /	358,700
ASSESSED:	358,700 /	358,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #: 3

Owner 1:	SCHWARTZ KEVIN RICHARD
Owner 2:	
Owner 3:	
Street 1:	128 PAUL REVERE RD
Street 2:	UNIT 3
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WASKIEWICZ JOHN K/ESTATE -
Owner 2:	-
Street 1:	128 PAUL REVERE RD UNIT 3
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Aluminum Exterior and 911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	358,700			358,700
Total Card	0.000	358,700			358,700
Total Parcel	0.000	358,700			358,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.74 | /Parcel: 393.7

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
272493			09/24/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173.A-0001-0128.3

!15301!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	353,500	0	.		353,500	353,500	Year End Roll	12/18/2019
2019	102	FV	364,200	0	.		364,200	364,200	Year End Roll	1/3/2019
2018	102	FV	322,600	0	.		322,600	322,600	Year End Roll	12/20/2017
2017	102	FV	294,500	0	.		294,500	294,500	Year End Roll	1/3/2017
2016	102	FV	294,500	0	.		294,500	294,500	Year End	1/4/2016
2015	102	FV	272,500	0	.		272,500	272,500	Year End Roll	12/11/2014
2014	102	FV	260,200	0	.		260,200	260,200	Year End Roll	12/16/2013
2013	102	FV	260,200	0	.		260,200	260,200		12/13/2012

PRINT

Date	Time
12/11/20	05:02:27

LAST REV

Date	Time
11/27/18	14:48:20

mmcmakin

USER DEFINED

Prior Id # 1:	114735
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15301

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WASKIEWICZ JOHN	71799-116	1	10/26/2018	Estate/Div	336,500	No	No		
VIGIL MIQUELA C	64019-71		8/1/2014		299,000	No	No		John Waskiewicz dod 5/31/1973
VIGIL MIQUELA C	64019-71		8/2/2011		299,000	No	No		
KILGORE RYAN M	53125-503		7/1/2009		262,000	No	No		
OPPEDISANO ANTH	47512-503		5/25/2006		278,000	No	No		
OPPEDISANO ANTH	46610-490		12/6/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2012	1670	Manual	1,142	C				
7/7/2005	640	Redo Kit	48,000	C		G7	GR FY07	reno 3 kits/2 bths

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Measured	DGM	D Mann
5/14/2015	SQ Returned	MM	Mary M
12/20/2012	Info Fm Prmt	MM	Mary M
5/2/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7778													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	32.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	394.228
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440624
Depreciation:	81956
Depreciated Total:	358668

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	3
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	413.94
Special Features:	0	Val/Su Net:	393.74
Final Total:	358700	Val/Su SzAd	393.74

SKETCH

UnSketched SubAreas:
GLA: 911,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	911	394.230	359,142
Net Sketched Area:		911	Total:	359,142
Size Ad	911	Gross Are	911	FinArea 911

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.A-0001-0128.3

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: